

# CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF BRAZOS  
I(We), Edwardo Martinez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(us) in the Deed Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner/Developer

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Edwardo Martinez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20....

Notary Public, Brazos County, Texas

# CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF BRAZOS  
I(We), Flavio Lopez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(us) in the Deed Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner/Developer

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Flavio Lopez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20....

Notary Public, Brazos County, Texas

# CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF BRAZOS  
I(We), Yesenia Galvan-Castillo Lopez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(us) in the Deed Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner/Developer

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Yesenia Galvan-Castillo Lopez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20....

Notary Public, Brazos County, Texas

# CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property, and that property markers and monuments were placed under my supervision on the ground, and that metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, R.P.L.S., No. 2972

# APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20....

City Planner  
City of Bryan, Texas

# APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20...., and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20.... by said Commission.

Chairman, Planning and Zoning Commission  
City of Bryan, Texas

# APPROVAL OF THE CITY ENGINEER

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20....

City Engineer, Bryan, Texas

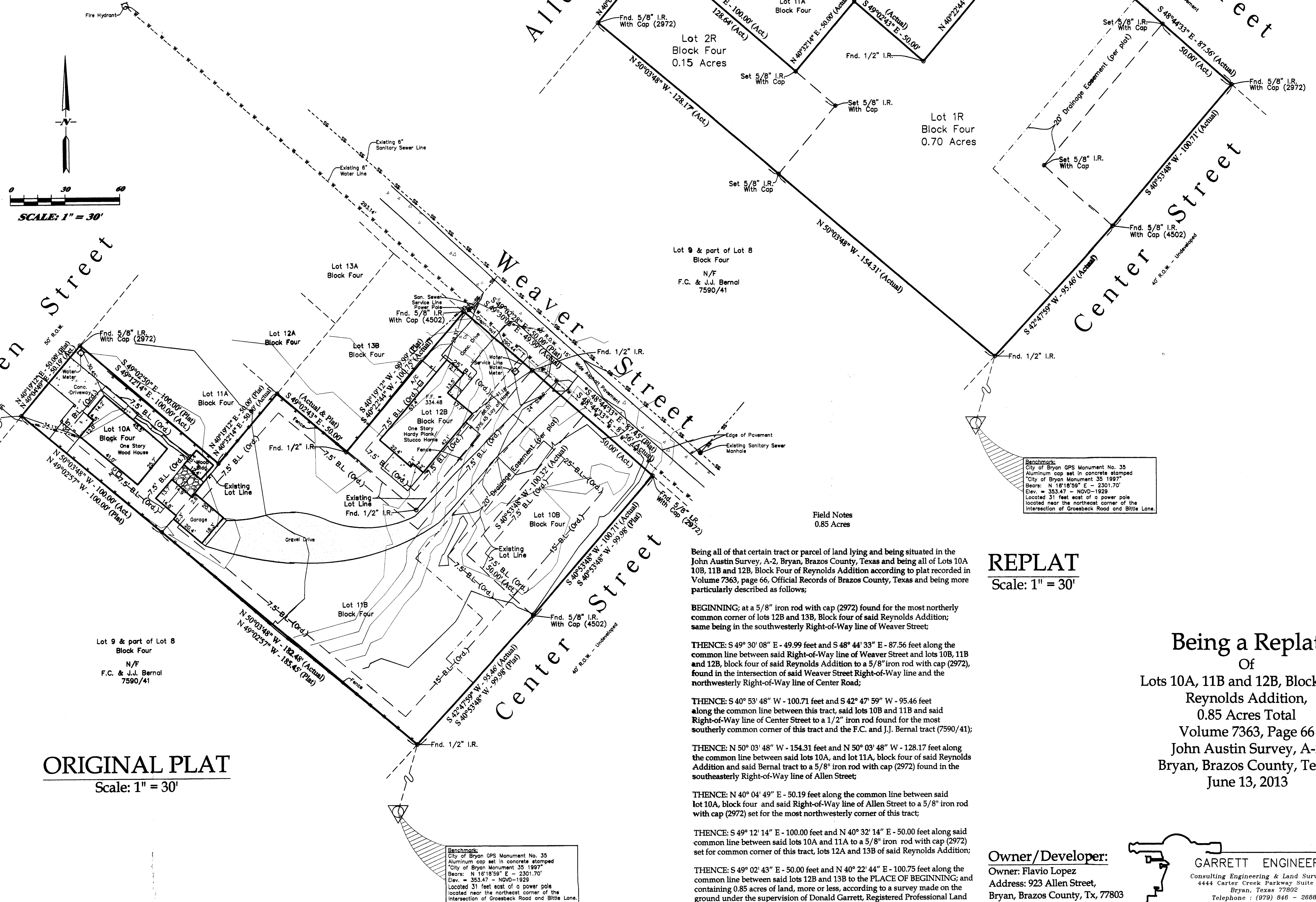
STATE OF TEXAS  
COUNTY CLERK  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20.... in the Official Records of Brazos County Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

County Clerk, Brazos County, Texas

# NOTES:

1. This property is not in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0215E Effective Date: May 16, 2012.
2. All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.
3. Basis of Bearing: \*Plat Bearing used as basis of bearings.
4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
5. This Tract is zoned: Residential District - 5000 (RD-5).
6. Existing Land Use: Residential
7. The purpose of this to Replat is to combine Lots 10B-R, 11B-R, 12B-R 10A and create lot 1r and Lot 2r.



Being all of that certain tract or parcel of land lying and being situated in the John Austin Survey, A-2, Bryan, Brazos County, Texas and being all of Lots 10A, 10B, 11B and 12B, Block Four of Reynolds Addition according to plat recorded in Volume 7363, page 66, Official Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING; at a 5/8" iron rod with cap (2972) found for the most northerly common corner of lots 12B and 13B, Block four of said Reynolds Addition; same being in the southwesterly Right-of-Way line of Weaver Street;

THENCE: S 49° 30' 08" E - 49.99 feet and S 48° 44' 33" E - 87.56 feet along the common line between said Right-of-Way line of Weaver Street and lots 10B, 11B and 12B, block four of said Reynolds Addition to a 5/8" iron rod with cap (2972), found in the intersection of said Weaver Street Right-of-Way line and the northwesterly Right-of-Way line of Center Road;

THENCE: S 40° 53' 48" W - 100.71 feet and S 42° 47' 59" W - 95.46 feet along the common line between this tract, said lots 10B and 11B and said Right-of-Way line of Center Street to a 1/2" iron rod found for the most southerly common corner of this tract and the F.C. and J.J. Bernal tract (7590/41);

THENCE: N 50° 03' 48" W - 154.31 feet and N 50° 03' 48" W - 128.17 feet along the common line between said lots 10A, and lot 11A, block four of said Reynolds Addition and said Bernal tract to a 5/8" iron rod with cap (2972) found in the southeasterly Right-of-Way line of Allen Street;

THENCE: N 40° 04' 49" E - 50.19 feet along the common line between said lot 10A, block four and said Right-of-Way line of Allen Street to a 5/8" iron rod with cap (2972) set for the most northwesterly corner of this tract;

THENCE: S 49° 12' 14" E - 100.00 feet and N 40° 32' 14" E - 50.00 feet along said common line between said lots 10A and 11A to a 5/8" iron rod with cap (2972) set for common corner of this tract, lots 12A and 13B of said Reynolds Addition;

THENCE: S 49° 02' 43" E - 50.00 feet and N 40° 22' 44" E - 100.75 feet along the common line between said lots 12B and 13B to the PLACE OF BEGINNING; and containing 0.85 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on June 13, 2013.

**REPLAT**  
Scale: 1" = 30'

**Being a Replat**  
Of  
Lots 10A, 11B and 12B, Block Four  
Reynolds Addition,  
0.85 Acres Total  
Volume 7363, Page 66  
John Austin Survey, A-2  
Bryan, Brazos County, Texas  
June 13, 2013

NOV 20 2013

**Owner/Developer:**  
Owner: Flavio Lopez  
Address: 923 Allen Street,  
Bryan, Brazos County, Tx, 77803  
Phone: (979) 450 - 5120

**GARRETT ENGINEERING**  
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Bryan, Texas 77802  
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